



Mason House Cody Road  
Waterbeach, CB25 9LS

**Guide price £725,000**





## Mason House Cody Road Waterbeach, CB25 9LS

- Impressive accommodation
- Four double bedrooms, two en-suite
- Two reception rooms
- Kitchen/Breakfast room with a separate utility
- Large south facing garden
- Garage and driveway

A 4-bedroom family home, beautifully appointed, including a garage, driveway and mature gardens.

Mason House is an attractive double-fronted house, which provides impressive versatile family accommodation of over 1900sq.ft which includes:

Front door to a spacious entrance hall with a staircase, under-stairs storage and a cloakroom. The spacious formal sitting room features a dual aspect and custom-built cabinetry with ample storage. French doors open directly to the garden. Reception room 2 also enjoys a dual aspect and is currently used as a playroom by the current owners but could quite easily be a dining room. The thoughtfully designed kitchen/breakfast room features contemporary cabinetry and integrated appliances, including a dishwasher, double gas hob and electric fan oven. With ample space for a large fridge/freezer and doors opening to the garden, this is a practical family space. There is also a utility room with matching base units with shelving above and an integrated washing machine.







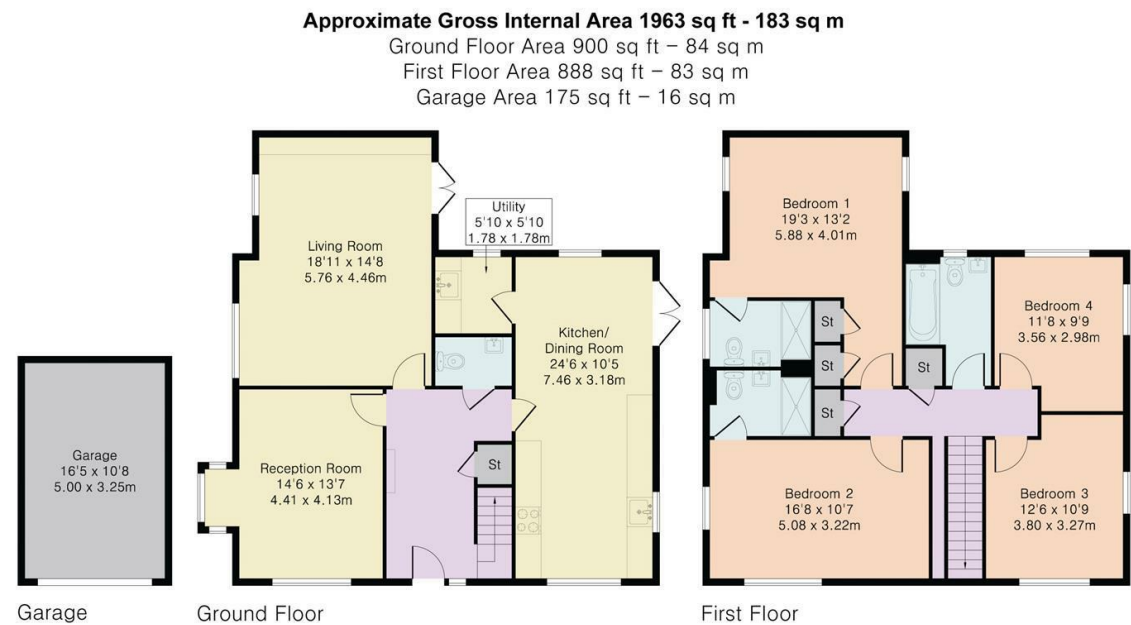
On the first floor, the landing offers plenty of storage cupboards. There are four double bedrooms, two of which have en-suite shower rooms with the master enjoying fitted his- and hers-wardrobes. There is a lovely family bathroom with a bath and shower over, WC and basin. All bathrooms have heated towel rails.

Outside, the driveway leads to a single garage at the rear, complete with an up-and-over door, power, and lighting. Gated side access opens to a large, enclosed south-facing garden. The well-stocked herbaceous borders feature a thoughtful selection of plants including verbena, wisteria, foxgloves, forget-me-nots, and climbing roses. There is a large wrap-around patio creating the perfect space for entertaining.

Waterbeach is a popular and thriving village, at its center is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities, as well as a primary school situated a 3 minute walk from the house. The village is just off the A10 which provides good access to the A14, Cambridge Science Park, and the City, all of which are under 4 miles away. Waterbeach also has a railway station, which makes the village extremely popular with those needing to commute to London and Cambridge. Sat Nav: CB25 9LS What3Words: ///tenses.obligated.yard



Floor Plan



Area Map



Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: F

Energy Efficiency Graph

